



## Multi-family Housing Strategies - Fact Sheet

### What are the multi-family housing strategies?

The multi-family housing strategies are the new ways that the City recently selected to provide space for about 1,600 new homes over the next 20 years that we currently don't have space for. These strategies were selected by City Council based on technical analysis and community outreach over 2016.

### Why did we reevaluate multi-family housing strategies?

We are expected to grow by 34,000 people by 2032, roughly the same growth rate we've experienced over the last 20 years. Whether it's new people coming for jobs or school, or our kids growing up and staying here, these new Eugeneans will need places to live. To adopt our new urban growth boundary (UGB), we have to show that we have space for this next 20 years-worth of new housing. As part of Envision Eugene we're planning for about 15,000 new homes, from single family houses to apartment buildings and everything in between. With over six years of community input and technical analysis we've found that we have space for the vast majority (about 90%) of the new housing within our current UGB, on vacant and partially vacant land, and by continuing existing policies and programs.

In 2015, concerns were raised about the initial strategy to accommodate the remaining 10% of new multi-family homes (roughly 1,600) across our key corridors (as identified in the 2012 Envision Eugene Recommendation). Over the course of 2016, a comprehensive array of potential strategies were developed, analyzed by impact and technical feasibility, organized into tiers, and presented to the City Council and community members for their input. In October of 2016, City Council reviewed the analysis and community input, and directed staff to use two strategies to meet the remaining need. If you would like more information about the strategies and analysis, visit [www.envisioneugene.org](http://www.envisioneugene.org) and go to Topic Areas > Housing >

### QUICK FACTS

- We have space for about **90%** of our new housing growth.
- **1,600** homes required additional strategies.
- About 1,000 of those are higher density housing.
- About 600 of those are medium density smaller apartments, duplexes and single-family.
- For more information, visit [envisioneugene.org](http://envisioneugene.org)



Multi-family Housing Options.

### What strategies have been identified for accommodating our multi-family housing?

The two strategies selected by City Council to meet the remaining need for multi-family housing address two categories of housing:

1) **High Density Residential Strategy** – to use existing development incentives (such as the Multiple Unit Property Tax Exemption) and programs (such as project coordination and permit facilitation) to accommodate about 1,000 additional homes in downtown Eugene.

2) **Medium Density Residential Strategy** - to increase minimum density requirements from 10 to 13 dwellings per net acre in R-2 Medium Density Residential zones with exemptions for lots under half an acre in size and subsidized affordable housing developments, accommodating about 600 additional homes on existing medium density land city-wide.



The idea of adding density along our “**key corridors**” is a central growth management principle of Envision Eugene, and will remain so moving forward. Although it was not selected as a formal strategy to meet this specific housing deficit, future planning along key corridors will be done as time and resources allow, and as conditions in different parts of town warrant.

### How do I give feedback on the UGB adoption package?

*Winter/Spring 2017:* The proposed UGB adoption package must go through a formal adoption process that begins in January 2017. This process starts with a series of work sessions with the City of Eugene and Lane County Planning Commissions to familiarize people with the proposed UGB and supporting materials, as well as the adoption process. Following these work sessions, the commissions will hold a public hearing where members of the public will have the opportunity to provide comment. Comments from the public will be considered by the commissions in their deliberations, along with legal requirements, technical analysis, and previous City Council direction. After the hearing, both commissions will deliberate and make a recommendation to their respective elected bodies. The Eugene City Council and Lane County Board of Commissioners will then hold work sessions, a public hearing, and deliberations to finalize the UGB adoption package for acknowledgement by the state. Go to [www.envisioneugene.org](http://www.envisioneugene.org) and see the **Get Involved!** page for the latest timeline of events, other opportunities for comment, information and videos.

### Need more details?

- Visit [www.envisioneugene.org](http://www.envisioneugene.org) and see the **Adopting Our Urban Growth Boundary** page for specific components of the UGB adoption package and fact sheets
- Attend a **community information session** in January-February 2017 for more information about the UGB proposal and adoption process
- Subscribe to the **Envision Eugene newsletter** by emailing [envisioneugene@ci.eugene.or.us](mailto:envisioneugene@ci.eugene.or.us)